

## MINUTES

### City Council Meeting Monday, April 20, 2015 – 7:00 p.m.

**Opening:** Mayor Holder welcomed everyone and called the meeting to order at 7:00 p.m.

**Roll Call:**

**Members:** Mayor Holder presided. Council Members: Don Bethune, Bruce Campbell, Marcia Daniel, Scott George and Kim Tice. Absent: Rosetta Cody

**Staff:** Ron Feldner, Interim City Manager; Rhonda Ferrell-Bowles, Clerk of Council; James P. Gerard, City Attorney; David Lyons, Chief of Police; Pam Franklin, HR Director; Ben Brengman, IT Director; Ron Alexander, Building Safety Director; Benny Googe, Public Works Director; Cliff Ducey, Parks & Recreation Director and Blake Hodge, Fire Chief. *Absent:* Charles Draeger, Water Operations Director

Mayor Holder said City Council held a pre-agenda session prior to tonight's meeting. He said no decisions were made during the pre-agenda session.

**Informal Public Comment:** Mayor Holder opened the floor to received public comment from the audience. There being no questions or comments, Mayor Holder closed the informal public comment portion of the meeting.

**Public Hearings:**

**PC1507, Rezoning Request (310 & 312 Main St.):** Mayor Holder opened the public hearing to receive public comment on a request by Mr. William Frick, representing property owner Virginia S. Mock, to rezone 310 Main Street and 312 Main Street from C-2A to I-1.

Planning, Zoning & Building Director gave a brief overview of Mr. Frick's rezoning request. He said Mr. Frick plans to open a garage to park and work on semi-trucks near the Ports. He said he will not be stacking any containers. He said the Planning Commission recommends denial of the rezoning request.

Councilmember George said the future land use map shows the property zoned commercial. He asked what can go in C-2A. Planning, Zoning & Building Director said mainly retail shops and restaurants.

City Attorney asked if there was any testimony given at the Planning Commission meeting. Planning, Zoning & Building Director replied no.

Councilmember Tice asked if there was any other I-1 zoning in that area.

Planning, Zoning & Building Director said I am not familiar with any other I-1 zoning there.

Mr. Joey Mock, owner of the property, said I understand this rezoning request was denied by the Planning Commission. He said this property fronts onto a State highway which is kept up by the State. He said this property does not front a Garden City maintained road and the planned business will not affect traffic in the area. He said I am a certified diesel mechanic and when I retire I will probably open a business there myself.

Mr. Frick said I have aerial shots and there is nothing around the property. He said when you are coming off the Highway 21 ramp you don't see the property. He said I can't see where it would change the view.

Councilmember George asked Mr. Mock what type of businesses have been there in the past. Mr. Mock said there was a used car lot and my family owned tractor trailer equipment and it was stored there.

City Manager said it looks like the driveway goes onto Main Street/State Route 25 at Foundation. He said that section of the road is a Garden City road.

Councilmember George said we recently researched that section because of the poor road condition to see who was responsible for maintaining it.

Mr. Mock said the last time that section of road was paved it was paved by the State.

Councilmember Tice asked how many bobtails are they allowed to have in the yard to work on.

Planning, Zoning & Building Director said the ordinance doesn't separate the types of trucks. He said the number depends on the size of the property.

Councilmember Daniel and Councilmember Tice asked Mr. Frick to see the aerial shots.

Mayor Holder asked if there was anyone else who wished to speak for or against the rezoning.

Ms. Sharon Bethune, Woodlawn Avenue, said I am a resident and a member of the Garden City Housing Team. She said I have concerns due to the future land use map and the location of the property. She said according to the future land use map the property is zoned for commercial use. She said you need to be very careful where we allow industrial use to go on frontage streets. She said this is one of the first properties you see as come into the city. She said I have never seen a property zoned industrial go back to commercial.

There being no further questions or comments, Mayor Holder closed the public hearing.

**PC1508, Text Amendment:** Mayor Holder opened the public hearing to receive public comment on an ordinance to amend the Code of Ordinance of Garden City, Georgia, as amended, to revise the dimension and size requirements for lots within Garden City for the purpose of setting forth the method used for determining compliance with the City's lot width requirements; to repeal all ordinances in conflict herewith; to provide an effective date; and for other purposes.

Planning, Zoning & Building Director said the request for the text amendment is to help address the issues with flag lots.

Councilmember George said can you explain flag lots. Planning, Zoning & Building Director said the lot looks like a flag pole. He said for example, within a 300ft. area there could be as many as 10 lots, and each lot would have a separate drive and within those lots' site distances would be a concern. He said this would eliminate some of the current flag lots in the city.

Councilmember George said this may cause issues with property owners. Planning, Zoning & Building Director said they would be grandfathered in. He said this would be in effect moving forward.

Mayor Holder asked if there was anyone who wished to speak for or against the text amendment. There being no further questions or comments, Mayor Holder closed the public hearing.

**City Council Minutes:** Upon motion by Councilmember Bethune, seconded by Councilmember Daniel, City Council voted unanimously to approve the city council minutes dated 4/6/15 and workshop synopsis dated 4/13/15.

**Staff Reports:**

Planning, Zoning & Building Director presented the Planning, Zoning & Building Department's Monthly Status Report.

Councilmember Bethune said you sent me an update on the business you were going to re-inspect on Highway 80.

Planning, Zoning & Building Director said he made the corrections at the last minute before getting cited to appear in court.

Councilmember Bethune said he has a vehicle on the lift working on it. He said can you legally make him remove the vehicle lift.

Planning, Zoning & Building Director said code enforcement was out there today. He said I will have to check with them, but if any of those items are remaining then he will be cited.

Councilmember Bethune said what is the status on the storage pod ordinance? Planning, Zoning & Building Director said Jim and I are working on finalizing the ordinance.

HR Director presented the HR Department's Monthly Status Report.

Councilmember Bethune thanked the HR Director for her diligent work on the health benefits for the employees. He said you were able to save us a substantial amount on the benefits.

City Manager presented the Water Operations Department's Monthly Status Report in the absence of the Water Operations Director.

City Manager said the water meter replacement project is nearly complete. He said the water systems seem to be operating with a low amount of maintenance so far this year. He said the sanitary sewer project in the older section of Garden City is approximately 40% complete. He said recently received the necessary approvals from Norfolk Southern to make the repair at the railroad crossing.

Councilmember Bethune asked if someone could let the residents know they can take down the utility flags put out during the water meter replacement project. He said the contractor still has the barrels along Rommel Avenue and they need to address a drop off that may need additional grading.

Councilmember Bethune said I would like to thank the Water Operations Director and his staff for their prompt response to a call I received from a resident that was having an issue with the water system.

Chief of Police presented the Police Department's Monthly Status Report.

Councilmember Bethune asked the Chief of Police if he discussed with his officers the residents' concerns about the officers not interacting with them. He said you were supposed to address this with the officers and report back to us at tonight's meeting.

Chief of Police said I brought it to the attention of the Captains and they were going to address it in the staff meeting. He said the officers do interact with the citizens when possible.

Councilmember Bethune said what is the status on the portable radar? Chief of Police said it is being repaired so we borrowed one from a neighboring department. He said we had to have the mother board replaced.

Councilmember Bethune said I mentioned to you back in February about looking into the truck parking on Old Louisville Road. He said also mentioned it again at the March 16 council meeting. He said what action have you taken?

Chief of Police said I told my Patrol Captain and he emailed the Sergeants. He said apparently we must be looking in the wrong place. Councilmember Bethune said you must be, because seventeen of the twenty nights that I have went by there the truck has been parked there since mentioning it to you two months ago. He said no one from the police department has asked me any questions about the truck.

Councilmember George asked the Chief of Police if he could have the top five violations broken down by district. He said it would help to see what is going on in each district.

Fire Chief presented the Fire Department's Monthly Status Report.

Councilmember Bethune said I like to see that you all are doing community events. Fire Chief said we have a lot more events planned for this year.

**City Manager Updates:** City Manager invited the IT Director to update City Council on the computer training at the senior center.

IT Director said we have been doing training with the seniors on IPAD's, such as showing them how to go to the internet, online pay, facebook and security issues. He said we have been holding the training on the third Thursday of the month.

City Manager said we will get back with you on what type of computer program can be done at the Cooper Center for the kids. He said we will coordinate with the Recreation Director on scheduling the training.

Councilmember Tice asked the IT Director if the intern was still working. IT Director said yes, we will get him to help with the training for the kids at the Cooper Center.

City Manager said we are also going to have Chief Lyons go over to the senior center to talk about crime safety.

Councilmember Bethune said at Burnsed Blvd., the landscaping contractor has not been back since he put out the mulch. He said we are paying him to do the area every two weeks.

IT Director said I talked to the contractor and they are going to address it this week. He said the rain has held him up.

Councilmember Bethune said I fail to see where the police department has set aside any money for body cameras. He said we need to get the costs for the body cameras. He said I would like to see the prices at the workshop.

**Items for consideration:**

**First Reading, Ordinance – GMEBS Life & Health Program:** Clerk of Council read the first reading of an ordinance to provide for participation by the City of Garden City, Georgia, in the Georgia Municipal Employees Benefit System (GMEBS) Life and Health Program.

City Manager said the City is renewing its annual health benefits June 1. He said this ordinance is to formalize the arrangements to allow the employees to enroll in the GMEBS Life and Health Program.

Upon motion by Councilmember Tice, seconded by Councilmember Bethune, City Council voted unanimously to adopt the ordinance on the first reading.

Upon motion by Councilmember Bethune, seconded by Councilmember Campbell, City Council voted unanimously to suspend the rules of council and to hold the second reading of the ordinance.

**Second Reading, Ordinance – GMEBS Life & Health Program:** Clerk of Council read the second reading of an ordinance to provide for participation by the City of Garden City, Georgia, in the Georgia Municipal Employees Benefit System (GMEBS) Life and Health Program.

Upon motion by Councilmember Tice, seconded by Councilmember Daniel, City Council voted unanimously to adopt the ordinance on the second reading.

**Adjournment:** Upon motion by Mayor Holder, seconded by Councilmember Bethune, City Council adjourned the meeting at 7:57 p.m.

*Transcribed by Clerk of Council*

*Accepted/Approved by City Council: 5/4/15*

